

COMMITTEE ON JOINT SCHOOL BUILDINGS

April 18, 2001

5:30 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: Aldermen Pinard and Thibault, School Cmte. Members Leonard and Herbert

Absent: School Cmte. Member Paradis

Messrs: A. Adamakos, R. Chapman, T. Clougherty, F. Matuszewski,
R. Remick

Chairman Herbert addressed item 3 of the agenda:

Minutes of meeting held on March 21, 2001.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Leonard, it was voted to accept the minutes.

Chairman Herbert addressed item 4 of the agenda:

High School Stages --

Engineer Clougherty stated we have some updates for you on a couple of items. I did not like the fact that the financial showed a \$13.00 deficit so I had it reworked. As far as the project status goes I am anticipating the fire escapes to be installed during April vacation although have yet to confirm that with the contractor. But that is the balance of the work leftover from the FY01 account.

Alderman Thibault asked is there any commitment as to whether they will do it or not be able to do it.

Engineer Clougherty replied they would do it they are under contract it is just that the gentleman was on vacation all last week as far the scheduling of the

installation. From my understanding, they are being fabricated and I was anticipating they would be installed next week.

Chairman Herbert stated the second page I have here is the high school auditorium renovations.

Engineer Clougherty stated that is what we just went over.

Chairman Herbert stated no this is the \$150,000 for West High School and \$100,00 for Central High School. I was just wondering if Ms. Henault had contacted you from Central High School.

Engineer Clougherty replied in the negative.

Chairman Herbert stated she gave us a list of things that she had investigated for which the \$100,000 could be used. That was at the Building and Sites Committee meeting. Then we passed that along to the School Board and it was approved for her to go forward.

Engineer Clougherty stated I have not received any correspondence from Ms. Henault.

Chairman Herbert stated she had heard that we had the \$100,000 that was being utilized at Central and then she came forward to the Building and Sites Committee with a list of projects she had done some research on that the \$100,000 could be used for and we approved it. It is a "to-do" list and is not a commitment on any dollar amount other than she was instructed to contact you and talk about this.

Engineer Clougherty stated I have not heard from her on Central High School. On West High School, we contracted with Tennant-Wallace Architects to do some work there. That actually went out to bid two weeks ago. We are evaluating the bids and I anticipate reporting on that next month. The apparent low bidder was Whitcher Builders and I would like concurrence of the committee to move forward with the contract for them on those renovations. It is a small scope of work. We are rebuilding some of the stage area, fixing some of the warped floor and on another contract we are doing some electrical renovations.

Alderman Thibault asked I just found out yesterday that there was \$100,000 that had never been used and why is that. I would just like an explanation for Alderman Pinard and myself as to why this \$100,000 was sitting there and nobody ever used it.

Chairman Herbert asked you are asking us to take a motion on approving the contractor Whitcher Builders for how much.

Engineer Clougherty stated it is the amount of approximately \$80,000. I do not have the results with me on that. You can hold off on concurrence on that.

Chairman Herbert stated I do not have a problem doing it if it is subject to...

Engineer Clougherty stated it is within budget and funding is available.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Leonard, it was voted to award the contract for West High School stage renovations to Whitcher Builders in the amount of \$78,869.00.

Alderman Thibault asked I am looking into this \$100,000 that I just found out about yesterday and I am not even sure where this is coming from. I would just like to know why there has been \$100,000 laying someplace in the School Department that has not been used. As I understand, the Board of Mayor and Aldermen already approved this. Is there a reason for that. I am not even sure what it is...I just heard about it yesterday.

Mr. Adamakos replied from what I am gathering by your description there was \$150,000 set aside for West High School auditorium renovations. There was \$100,000 set aside for Central High School. West had begun during last summer to explore what they wanted to do for renovations so they were first in terms of what their plan was or the proposal was as far as the renovations are concerned. Central, however, we were searching for a principal then, we did not have an advisor for the masters then now both positions have been filled. They are now coming forth and that is what Mr. Herbert was talking about Jeanne Henault bringing forth her recommendations on how to spend \$100,000. I do not know why Jeanne has not contacted you, but we will make sure that she will forward to you what recommendations Central High School is going to make towards spending their \$100,000 for the stage renovations.

Alderman Thibault stated I am not even sure if this is stage renovations but when I heard this yesterday I could not believe it. We are scrambling for money constantly and now somebody tells me we have \$100,000 laying someplace that nobody has used all year. They are wondering why we have this. All I wanted to know is how can this happen.

Mr. Adamakos replied the reason being, of course, the Parsons Brinckerhoff study said basically that we need to spend \$515,000 to renovate Central High School auditorium. The \$100,000 had been put aside from last year to spend this year. People have been saying “how much did we spend of the \$100,000 that will not get done over when we spend a half million”. Last month was a proposal to come forth simply because the people who needed to make a determination were not in place as early as the West people were.

Alderman Thibault asked who is the people, are we talking about engineering...

Mr. Adamakos replied we are talking about the principal and the theatre advisor make a recommendation to the Board of School Committee and they pass it on to Tim Clougherty and Kevin Sheppard to ask if this is a feasible way to spend the money. That is the point where we are at right now. We are just a few months behind of what West did but West already had their people in place.

Alderman Thibault asked so what we are saying is that within a few months that \$100,000 will be employed someplace.

Mr. Adamakos replied in the affirmative and stated hopefully.

Engineer Clougherty stated when we receive funding...we are currently in the process or on the doorstep of receiving FY02 CIP bond allocation...a lot of the times if we have not had the money to pre-design or pre-engineer the project that money will sit there for a period of time while we do what we call programming trying to figure out exactly what we are going to do with the money. We know we have to do renovations at Central High School...we will sit down with the principal and potentially an architect or a designer or theatre guy and talk about ideas and go back and forth. That process can take quite some time so the money is sitting there, it is committed, we just have not spent it and our intent is to fully spend it.

Alderman Thibault asked how long has this money been sitting there.

Engineer Clougherty replied it is FY01 money.

Alderman Thibault asked eight or nine months.

Engineer Clougherty replied in the affirmative.

Alderman Thibault stated that was the concern of the person that talked to me about it. I would think Alderman Pinard would have liked to know about it.

Alderman Pinard stated we all would like to know about it.

Alderman Thibault stated when somebody asks us a question we have an answer.

Mr. Adamakos stated we need to identify their needs and then we obviously need to have the Board look at that and then we need to have Highway say if this is feasible or not within budget are these dollar amounts reasonable before we go out to bid and do the work.

Chairman Herbert addressed item 5 of the agenda:

Henry J. McLaughlin Jr. Middle School --

Engineer Clougherty stated the Highway Department continues to meet with Bonnette, Page & Stone and Frank Marinace with regard to the roof situation. Included a packet of correspondence along with the project update so that all the committee members would be apprised of the correspondence that has gone on. Since the agenda was put together, a couple more items of correspondence were traded back and forth and I just handed those out to you. One is a memo to Frank Marinace from myself dated 4/13/01 and the other is a memo from Frank to myself dated April 11th. At this point, we feel that Bonnette, Page & Stone, myself...I do not want to speak for Bonnette, Page & Stone or the architect but we feel that we have identified what is a major cause of the problems.

Chairman Herbert asked this is the louvers.

Engineer Clougherty replied in the affirmative. We are working toward a solution to the louver and water infiltration with both Bonnette, Page & Stone and Frank Marinace. As you will see from my latest correspondence on the 13th of this month I have asked Frank to proceed with preparations for blocking louvers and asked for submittal on the method so that my department could approve said method. We are also looking forward to his recommendations on fixing any problems that are associated with the louvers, which are primarily associated with the library area and some exterior wall louvers.

Chairman Herbert asked blocking the louvers...they are there for a reason...

Engineer Clougherty replied in the affirmative and stated if you see from the correspondence from Mr. Marinace...I apologize for not letting you ask the question...

Chairman Herbert replied my first concern would be what impact on airflow into the building...but I do not know enough about buildings to know what that airflow is there for and so my concern would be how do we know we are not going to have a problem associated with blocked louvers and if we do have a problem what do we do.

Engineer Clougherty stated I will summarize the situation what we see the problem being and some of the correspondence that has gone on...Randy, myself, Frank and a couple other members of our department and one of Randy's foremen went up there after it snowed a couple weeks or 30 days ago...the first week of April or so...like we said all along we have not been able to figure out exactly how the water is getting in or where it is coming from. We went up there about a week after the snowstorm in early April and we did not see any water up there on the surface but the ceiling is wet. We had some ideas that the louvers were potentially allowing the water to get in either with the driving rain or with snow being allowed to build up on the roof and the wind blowing. Because of the configuration of the building and the differential in storms coming from the north or the south or the west you have different wind flow patterns so we have seen different areas of the building experiencing different levels of severity of leaking problems. There is some in the 260's that are on the south side and we saw a lot of problems with that last winter but we are not seeing them this winter. Correspondingly this winter we are seeing more on the front of the building and the Home Economics area which is on the northeast side of the building. It was kind of puzzling to figure why it was more concentrating in this area at this time but this other area another time both heavy areas of snowfall. We reached a conclusion or we are pretty confident that it is because of the differential in wind patterns and the louvers allowing snow to be blown up off the roof surface into those louvers. The louvers only sit about 15 inches above the surface of the roof itself.

Mr. Remick stated at the last meeting we mentioned that we were very frustrated that I was involved in this and we were not able to get up there because of the snow quantity. Once we were able to get up there we spent quite a bit of time going through the attic. We mapped all the leaks, we located factually or scientifically on a floor plan trying to make sense of that complicated roof system we talked about. We very quickly started to see that all those leaks were concentrated at louver areas. You have to remember those louvers up there are 14 feet wide and they exist around all of those parapet systems on that roof. Like Tim says, we determined that depending on the direction of the storm it seems to be where the most severe leakage is. The louvers are 14 feet wide and 5 or 6 feet tall. When you are in the attic, we have physically seen snow on the insulation. The insulation is wet under the louvers. It is pretty obvious that there is water getting in those or snow or both. The concern that we have, and Tim will expand

on this, is that part of my original confusion this winter was what was causing the leak. We would get a phone call that there was leakage but there was no bad weather out. What we figured has happened is that the driving wind pushed snow into those louvers and collected in a cold attic space and when the temperature rose on a sunny day it would melt it. So it was actually leaking on a good weather day. So everybody was wondering what was going on. I do not believe it is the roofing, I believe it is the louvers.

Alderman Thibault asked Tim, it would seem to me that is an architectural problem as compared to a contractor problem.

Mr. Clougherty replied in the affirmative.

Alderman Thibault asked we should go after the architect that designed that as compared to the contractor.

Engineer Clougherty stated let me finish going through the correspondence and then your question will be answered.

Mr. Adamakos stated what they are saying makes sense only because I remember when I first became the principal at Memorial there was an expansion joint that ran the entire distance of the cafeteria and it always leaked for years. Finally, someone said what is causing this leak because there are no pipes there...well it was the snow that was being blown in up and over because of the driving wind and it would constantly leak. They sealed it off and it never leaked again.

Alderman Thibault stated that is a design problem rather than a contractor problem and that is what I am trying to figure out here. Why should we blame the contractor for somebody that designed a building that was not properly designed.

Engineer Clougherty stated that is exactly what we will go over when I go through the rest of this...we asked Frank Marinace, the architect, what we should do about this. Frank sends me a letter saying basically design criteria says that you need "x" amount of free area, in fact you have 8 or 10 "x" so we have 8-10 times more free area than we really need.

Chairman Herbert asked what do you mean by free area.

Engineer Clougherty replied based on the square footage of the attic you need so much of a free area for venting so if you have "x" number of square feet multiply that by a certain number and you come up with a louver size. Our louver size ended up being monstrous. They look nice, they are all the same size but they are way over-sized. So we can cut down on the louver by blocking them off. I

responded to that correspondence by asking how they propose to block them off, does he have any concerns relative to airflow or condensation once we block these louvers off.

Chairman Herbert asked is this airflow into the building or airflow into the attic area, is it airflow that is circulation for the roof structure.

Engineer Clougherty replied it is just venting for the area above the ceiling.

Chairman Herbert asked so this is venting for...

Mr. Remick replied it keeps the attic from overheating and it also relieves any...you are going to have some moisture...you do not want moisture up in your attic so you do need some airflow to vent them. You do not want moisture trapped completely in your attic. That is why you have venting in a house to allow that moisture to vacate the building.

Chairman Herbert stated I will personally go with your recommendation on the louver but the red flag goes up in my mind when suddenly the architect says you did not need these 14-foot louvers anyway and now cover part of them up.

Mr. Remick stated I cannot really speak for Frank but I could probably try only by guessing...he designed the building with these large louvers. You have to remember some of these louvers are a combination of mechanical intakes and also attic vents. I can only guess, Frank should answer this for you, some of them have ducts tied to them and some of them do not...I am guessing architecturally that they made them all the same. They came up with a requirement for specific locations then they matched them around the building so that it gave some balance to the look for size, which is why I believe they are over-sized. There is no reason to think you would ever harm a building by too much ventilation in an attic except that in this case there is a big enough area where it allows snow and water to get in under certain weather conditions.

Alderman Thibault asked Tim, I know that when we build a building we hold the contractor somewhat liable for some of the problems that may occur. Do we also retain the architects in that same vain.

Engineer Clougherty replied unfortunately in this situation the architect has been paid 100%.

Alderman Thibault stated that is the point of my question...if we in fact hold contractors responsible for problems we should hold the architects somewhat responsible for the architectural structure of the building. If in fact we can prove

that it is because the architect made a mistake in his structure why should we hold the contractor responsible in my opinion. We should hold the architect...and I would suggest to this committee that in the future when we build a building that we hold the architect some kind of retainage on him to show his performance as much as we do a contractor.

Engineer Clougherty stated, as everybody knows, I was not involved with this project from the inception of this.

Alderman Thibault stated I am talking about in the future we should make sure that we do not step over what we are doing. Architects have made mistakes in the past and we should make sure we have a retainage on architects that they must show their performance. That is all I am saying.

Engineer Clougherty stated I have instituted payment schedules standard in our architectural and consultation contracts that reflect exactly what you are looking for. We are retaining portions of the architect's payment until final completion. In this situation in the city's eyes and in the architect's eyes the project is not finally complete, there have been outstanding issues. We are at final completion at this point but we would be reserving the right in that situation to withhold some of their design fees as well. In this particular situation, "water under the bridge" he has been paid 100%, however, he has agreed that he is going to continue to work with us to solve the problem. My first question to him was who is going to pay for any solutions. He has assured me that it is not going to be the City of Manchester and I stressed one way or the other it is not going to be the City of Manchester that is paying for this problem. Along those same lines we have an amount of \$50,000 that we have been withholding from Bonnette, Page & Stone now for the better part of a year and a half about 18 months. At this point, every indication is that the problems that we are experiencing are due to the design. So I want to recommend that we release that \$50,000 in retainage.

Alderman Thibault stated I would have no problem with that but I would have a problem with what you said just now that in the future the architects should be held to the same responsibilities as the contractors are in that vain where if we find that is an architectural problem as compared to a contractor problem then we should be able to hold them responsible. This guy is telling you now that the City will not be responsible but what kind of a guarantee do you have of that.

Engineer Clougherty stated we do not have any guarantee on that...we require consultants to carry what is called Errors and Omissions Insurance it is basically a liability insurance and if they make a mistake that costs us money we could file a claim against their Errors and Omissions Insurance. It is not something we want

to use on a regular basis but in this instance I do not think it is fair to be withholding that \$50,000 from Bonnette, Page & Stone.

Alderman Thibault stated and I would make a motion to approve that.

Engineer Clougherty stated I would like to make one request that...Randy might want to speak to this but...Randy has agreed to work with us to come to this solution out of his pocket but I would just like Bonnette, Page & Stone's commitment for the record that they will continue to work with us in order to finally resolve this problem.

Mr. Remick stated I have only been dealing with Tim for the last couple of months and all I can say is apologize for our company not being here sooner because if I had known about the detail of this and how extensive it was I would have been here sooner. Once I knew about it, I came to your last meeting and I told you in the next 30 days we would try to resolve this. We have worked pretty actively in the last 30 days to do that and the only regret I have is not doing that sooner but I cannot take that back because I was not personally involved in that. With all of that behind us, I think we know what the issue is right now and I look forward to working with the City. We have done too many buildings in the past to have an issue like this between us. Over the past year there has been some scarring there which my goal is to repair. I have told Tim the same thing...\$50,000 or no \$50,000 I intend to continue to help him with my time and advice. But my first commitment was to get you to this point. I stood here a little dumbfounded last month because I was not able to get on that roof and tell you what the problem was. I think now we know what it is. Tim and I got Frank involved, we dragged him down here and went in the attic with him and other representatives of the City and you heard the result of that. I am not going anywhere and I am certainly going to be available to help Tim. We have narrowed down what the issue is and as Tim said I guess I would request release of that money.

Alderman Pinard asked you say that if you had known about this sooner you would have acted...how come you did not know.

Mr. Remick replied because there is more than one person in my company. I am the Vice President of the company and I was not handling this. I knew there was a retainage and I knew that there was an issue at one point the retainage was held and my personal impression of the fact that the gym floor needed resealing and that was taken care of and when I went to collect that money is when I discovered this roofing issue. I came down with Tim, it was at the same time you were prequalifying for the McLaughlin addition, which is also my job to pursue new work. At that time, I was told there was an issue. I demanded a hearing and came down to find out why from the Board. The Board then explained to me that there

was an issue at McLaughlin and I immediately called Tim the next day and we went over to McLaughlin to look at it. I was frankly appalled at the extent of the ceiling damage and was surprised that we had not acted on that. I do not think anyone from our company was aware of how extensive that was. From that point on, we are only talking 90 days ago, I have personally taken this on and here is where we are today. On paper we have documentation that those leaks were gone and evaporated and history in that first year warranty. I was a little surprised when I walked through that doorway. It has nothing to do with the \$50,000 but that is why I showed up because we do not leave that kind of a problem behind it is that simple.

Alderman Pinard asked how much longer do you think it will be before you could remedy the situation.

Mr. Remick replied right now what I am waiting for is direction from...keep in mind the standard direction the contract is in...the City employed an architect, the City employed a contractor through a bid process. I feel we have identified what is an issue if this was a construction issue something that we have done wrong then it would be our goal to fix it. I feel we have identified the problem that I cannot see that Bonnette, Page & Stone honestly did anything wrong in the construction of the leaking that we are talking about. If we made a mistake, it was in communications in dealing with it. But I do not think that we made an error in how those louvers in that situation was constructed. We have had our roofer there, there have been extensive leak tests by the City and we cannot make the thing leak. We have just recently, through Tim and our efforts have discovered that we started chasing these louvers. We have done a lot of crawling. It is not a simple attic to get at and we have spent some significant time in there chasing down what we think the problem is. The problem now is I need direction from someone my question to Tim and to the City is simple "do you want us involved in the repairs", number one, "who pays the bill" same question the City has, because if it is not my responsibility then somebody should be paying us and maybe that is the architect or maybe it is the City but that is yet to be determined. But I do not honestly feel it is us and for that reason we have requested a release at the same time I am saying I am willing to help you out to try to correct it.

Alderman Pinard asked, Mr. Chairman is there a way that we could get the architect so we could resolve this and I do not think we should release the \$50,000 until we are sure that both sides agree and then it is repaired because this has been solved like the floor. My personal feeling is that we hold this for another 30 days until we sit down and call a special meeting with both sides. It has been dragging long enough. That is my motion.

Mr. Remick asked both sides meaning whom.

Alderman Pinard replied the architect is involved and this has come up on the table now and we should table it for 30 days. In the meantime maybe the Chairman or Ron Chapman could get the other party and we will meet together and resolve the situation. In the meantime, there is no guarantee right now we give you \$50,000 and I know you would be good for it but business is business and in business you do not trust anybody. So I do not trust you or him and that is why I say if maybe we get everybody at one table and resolve the problem and release the \$50,000 but I want to make sure that the work is done properly it has been dragging long enough.

Mr. Remick stated I could appreciate that but I...

Alderman Thibault stated I certainly appreciate what the alderman from ward 6 is saying and this is in his ward and it is something I am sure that he probably gets more flack on it then any of us do. But again, I would like to come to Tim and say was there any kind of retainage to the architectural part of that building. I guess that goes back to the question that I said before that here we are holding a contractor hostage to something that could be very well an architectural problem rather than a contractual problem. I am not saying it is...what I know about construction you could put in a very small bag but I am looking at the City should protect itself on both sides not just one side. How long has Frank Marinace been doing work for us for the City and how many problems have we had with their construction part of any project we have had and that is what I would look at because I have been on this Board a long time and I have never heard of any major problems that they have not been willing to help us with whether it was their fault or not. I guess, if you will, I am being an advocate for them at this point saying that when you have someone who will work with you when there is a problem even if they are not responsible to me that shows an awful lot of class. All I am saying is that in the future and I am not knocking you, Tim, or anyone else, but in the future we should make sure to protect the City on both sides...the architectural side as well as the contractual side. I appreciate this gentleman being here today and saying that he is willing to work with us and take care of the problem.

Alderman, I think you have to take that at face value as to the amount of work they have done in this City and they are here today saying even if it is not our fault we are willing to work with you and see how we could handle this.

Alderman Pinard stated I appreciate what you are saying but I still think that in a business point of view, Randy, would you go along with another 30 days and we could do it right. Here we are almost in May and the problem is still not solved and they say it is the louvers but there is no guarantee.

Chairman Herbert asked Alderman Pinard, what is it that...we should recap...essentially what we are hearing now from our own staff is that they have identified this nagging problem as coming from the louvers and they are confident that blocking air access to the louvers to some degree is what will stop our leaking issue. As far as I know, that problem is solved. My question is, you want to see the architect at this point commit to what. He has committed to working with the City...both sides have done that. This gentleman has on behalf of Bonnette, Page & Stone and it is hearsay of course but Marinace has told them he will do the same thing without charge to the City. I am just trying to figure what further...

Alderman Pinard stated I just want to make sure that the problem is resolved once and for all before we release the money.

Engineer Clougherty stated in all honesty I couldn't guarantee that this is going to solve the problem. I am confident that it is a solution but until we see another winter like we saw this year we are not going to know that the problem is solved.

Chairman Herbert asked what is our recourse if the problem is not solved and we release the \$50,000.

Engineer Clougherty stated we have a performance bond that Bonnette, Page & Stone has put up for...

Mr. Remick stated you are missing a key point here...you are holding \$50,000 on our company Bonnette, Page & Stone...say you hold that money for another year hypothetically and the problem is architectural not the contractor you got issues with the contractor then whoever it is because you used the term holding hostage...you are holding money that really is held on the wrong bucket. You are taking money from our pocket on something that is questionably maybe somewhere else and that does not seem fair to me. Obviously I am not the guy to answer that but it does not seem...

Chairman Herbert stated he has a point, Real.

Engineer Clougherty stated the last thing I want to do is release money from a situation that is potentially a workmanship problem or a problem that the contractor has created. I do not think that we are in that situation at this point. I think that we have identified that it is a design problem.

Alderman Pinard asked have we got anything in writing if we release this \$50,000 that they will continue to be involved to resolve this problem.

Engineer Clougherty replied that is something that I wanted to talk with Randy about.

Mr. Remick stated you have my word on it that I am certainly going to be involved in this thing. I am not going to run and hide.

Alderman Pinard stated I realize that but without any documentation it is worthless.

Mr. Remick stated you have it right here on public record.

Engineer Clougherty stated that is something we talked about just getting it on the record.

Alderman Pinard asked Mr. Adamakos, what do you think.

Mr. Adamakos replied knowing full well that I have been part of a situation that they are talking about...in other words I have experienced the fact that an open louver or an open vent in a very snowy area of the United States is it possible for the snow to go up and leak through the building. Once it was sealed off it never leaked again. They used to replace about 25 tiles in the cafeteria every year rather than fixing the problem they just took the wet tiles out and put new ones in.

Mr. Remick stated everyone before was also very focused on roof, roof, roof.

Alderman Thibault stated but at that point does that give the building the amount of circulation that it needs.

Mr. Adamakos stated this was an expansion joint, Alderman, and what happened was when they built it they left a gap and once they sealed it they have not experienced any problems.

Mr. Remick stated you may wish to have your architect, I guess he already has with Tim, and Tim could speak for that...confirm what the airflow requirements are and maybe question that with someone else.

Engineer Clougherty stated I would continue to make sure that we are not creating another potential problem by cutting down on the airflow.

Mr. Chapman asked do we have a cost as to what it is going to be to fix this.

Engineer Clougherty replied we do not even know what the fix is yet.

Mr. Chapman asked I am just saying if we are talking about blocking up the louvers it is not as simple as just throwing up $\frac{3}{4}$ inch plywood.

Mr. Remick replied it actually could be as simple as that. We are waiting for direction from the City and Frank as to how we do that. Depending on whether you close it entirely or partially it could be that simple. We could actually go inside those louvers with sheetmetal or some version thereof and knock down that open airspace. But that is up to the designer.

Mr. Chapman asked Tim, when you say in your letter that the other problems are focused in the library and the classroom areas but those do not relate to these same louver issues.

Engineer Clougherty replied in the negative and stated they do not. I think there is another problem with the design of the sloping sections of the roof over the library and the related soffit vents, their relation to the flat roof area and again some wind blowing up into there and snow being allowed to accumulate up against the brick and saturate the brick, infiltrate down along the ridge where it meets the building and also along the soffit vent.

Mr. Chapman asked so it is another design flaw. Do we have any kind of bond with the architects on any of these projects. We just have bonding with the contractors. That is standard.

Engineer Clougherty replied in the affirmative and stated but the only thing that we have to fall back on is their Errors and Omissions Insurance, which I am not even sure if it was required on this project.

Mr. Adamakos asked Randy, let us say of a 14 foot louver there are 5 sections to it and you block off 4 and that one section is sufficient for venting purposes, what is there to prevent snow from going into that one remaining section. So we have a smaller problem.

Mr. Remick replied do not misunderstand me as being the designer here...from a practical standpoint looking at it you have a large half-round louver that is 14 feet across...I am guessing what sounds like one of Frank's suggestions is going to be is to block the lower portion of the louver and leave the top part open. What that does for you is the worst leak condition that you have...if you go up on the second floor of McLaughlin, there are 2 parts in the building and the ceiling is a mess...those 2 locations are located between the 2 big louvers that you see from the courtyard, they both face north northwest and the wind just pounds across that courtyard and hits those louvers. They also only happen to be about a foot/foot and a half above a flat membrane roof in front of them so in the wintertime when

the snow is built up the wind blows across it not only goes into the louver but it actually can be higher. It can keep going in during the windy days and it could accumulate a fair amount of snow, which is where all this water is coming from.

Mr. Adamakos asked so even if the louver goes to enough height where the top part is exposed there is an outside chance of snow still going into that part.

Mr. Remick replied do not misunderstand me my expectation would be that you would see some sort of a...sheetmetal is on the lower portion of the louver...typically a louver also has what is called a "drain pan" and a "weep system" you may also have a deflector that returns in that is like a catch, any snow that comes in would melt and slide back and it would dribble down and out. If you look at any standard louver design they do have a "weep system" at the bottom and what is happening with these is that they are so darn big it is just blowing right on by. It is going into the attic and beyond the drain system.

Mr. Adamakos asked how much cold air...if these louvers are so large there must be a lot of cold air going into that.

Mr. Remick replied a comment just for reference from one of my foremen there was it blew his hat back off his head when he stepped into the dormer...the gust coming in so that gives you an idea of a snowstorm how much could actually come in.

Engineer Clougherty stated essentially you want that attic to be the same temperature as the outside even during the winter.

Mr. Adamakos asked would covering $\frac{3}{4}$ of the louver though would that accomplish that do you think.

Mr. Remick replied somebody smarter than I has to tell you what the volume requirement is and how much louver can you block...that is not my technical expertise.

Chairman Herbert stated my inclination is to release the funds and get Mr. Marinace in here post haste...these are design problems...and get the solutions done at his expense because there is errors and if he does not have the money or if he balks at that I would take him to court. It is not Mr. Remick's problem.

Alderman Pinard stated I just want to make sure that this problem...in 3 years we still have the problem...and now we are finding out it has been 2 years or whatever and do we have that problem with the heavy rain besides snow.

Mr. Remick replied occasionally there has been some leakage but I think what it is is windy storms. It is not as tolerant as snow but it is the same reason that is what you are saying it is the same cause you are getting a driving wind pushing water into that because you do not get the extent of leakage you do in the wintertime.

Chairman Herbert asked the building is out on a slight height elevation and is totally exposed and it sounds to me like you have 2 entrances to wind tunnels sticking up over the...so depending on which way they are facing when the storm comes from that direction.

Mr. Adamakos asked with Green Acres being higher and McLaughlin being lower is that accelerate the problem.

Mr. Remick replied I wondered the same thing but I do not know I am not a wind expert.

Mr. Adamakos stated I am just guessing that the wind comes off the parking lot at Green Acres and making a beeline for the roof height at McLaughlin.

Mr. Remick stated some of what helped me solve this with Tim when he and I went through this and mapping these leaks was taking the roof plan and overlaying all the systems and finding out that the worst leaks faced northwest and then I found it interesting too that one of the louvers that does not leak a lot actually has a parapet wall diagonally beside it. I am guessing, there is no scientific fact to it, that it is a deflector. I think it blows the wind by and that louver above as you call it Home Economics does not leak that much. It does get an occasional stained tile but it does not leak that significantly and I think it is because that parapet happens to be there, it deflects the wind.

Alderman Pinard asked the library and the other leaks are they connected to all of this.

Mr. Chapman stated Tim thinks it is design flaw again.

Alderman Pinard stated maybe before we release this give it another 30 days and have another meeting and let Randy come back and Frank Marinace and have a battle and find out. The problem is not solved it is as simple as that. The problem is still there and we are told that it is going to be fixed and we were told it is going to be fixed a year/year and a half ago. That is where I stand. I am sorry but I am not satisfied with the excuses that we are getting. I know Tim has been working hard but the word we need is solving the problem now. Summertime you are going to have rainstorms, you have major thunderstorms and we will back to

square one and nobody has given me an answer or a guarantee that this is fixed or going to be fixed in the future.

Alderman Thibault stated I want you to understand one thing if you are blaming a contractor for a design flaw you are blaming the wrong person.

Alderman Pinard stated I am not blaming either one I want to find out who is who and by bringing the 2 together we will find out who really is responsible but we loose the money. I know that they have earned their money and they need it but the problem is not solved. I am saying let's find out and get it on the table 30 days from now at the next meeting will resolve and we will spend the night on that one subject. If the architect is wrong let's get him to fix it we give him his check, simple as that. But the problem is not fixed.

Mr. Remick stated Frank is not here to speak for himself as the designer but he has signed a requisition that releases 100% payment to me. I would think that is his admission that it is not us.

Alderman Pinard stated I did not know that. I want to make sure that the people we represent out in the outside world that they are satisfied with our decision because that is a big decision. You have a brand new building that nothing is being fixed and there is no reason for it. Would you agree to have the architect come over with you here, Randy.

Mr. Remick replied I would come back again but I do not honestly think that is going to gain you any different than where we are sitting tonight and the reason I say that is I am not sure you could honestly fix this problem in 30 days I am giving you a straight answer because there is going to be a certain amount of trial and error on their part. He has to come up with a solution it has to be corrected and then you have to make sure it works. The bottom line from my side is simple I am telling you I would like to help you fix it if the City is interested. But I do not think it is an issue that requires holding our funds.

On motion of Alderman Thibault, duly seconded by School Cmte. Leonard, it was voted to release \$50,000 retainage to Bonnette, Page & Stone. Alderman Pinard is noted as being opposed.

Mr. Adamakos asked you said the northeast corner of the building, which is really the back of the building if I remember correctly...

Engineer Clougherty replied the boiler room.

Mr. Adamakos asked the boiler room area above the kitchen.

Engineer Clougherty replied in the negative and stated the gym area.

Mr. Adamakos asked the gym area is the place that does not get that.

Mr. Remick stated if you go up into the Home Economics room and you look there is some minor evidence of leak. There are a couple of small stains on tiles. It is an identical louver to the one just adjacent to it, which if you stand in the courtyard and you look up there are 2 louvers side by side on that main roof. The one to the left is towards the gymnasium it has almost little to no leaking. The one to the right is the one causing all of the leaking in the main corridor where you had 9 or 10 leaks. It impressed me how significantly one leaks and the other one does very slightly and the only difference is that there is a parapet wall in front of it almost like a snow fence on the highway.

Mr. Adamakos stated I am just wondering if...in front of the building where there is like a horseshoe type effect...I am just wondering if the main courtyard design creates more of a wind situation and drives that in because I am thinking now there is no place for the wind to go as it skates right off the Green Acres parking lot or the back of Green Acres and goes right into this area where it gets trapped and then it becomes a tunnel.

Mr. Remick stated I do not know wind patterns.

Mr. Adamakos stated and those are the louvers we are having problems with right.

Mr. Remick stated those are definitely most significant.

Mr. Adamakos stated in the future if you would be designing it then we look at a design that has that horseshoe effect we might want to go south with that and go with something else. I am just throwing that out there to let people know that maybe it is just the overall shape of the building that might be contributing to the problem.

Alderman Thibault asked Tim, the architect that designed this building, is there any kind...you have absolutely no retainage with this person at all. You cannot even ask this guy to come over and look at this and see if maybe it is a design problem.

Engineer Clougherty replied the latest correspondence I received from him was Wednesday of last week.

Mr. Remick stated we actually him after the last meeting and he put on his jeans and sweatshirt and he went in the attic with us.

Engineer Clougherty stated the bottom line he recommends blocking these louvers.

Alderman Thibault asked and how is that going to effect the circulation my last question was before that.

Engineer Clougherty replied the circulation is over-sized.

Alderman Thibault asked and that would solve the problem.

Engineer Clougherty replied in the affirmative and asked Mr. Remick my assumption is that the \$50,000 is going to take care of all of our obligations to date without looking at any interest or anything like that.

Mr. Remick replied that was my agreement with you. I said if this was released that I would not pursue any interest or charges for my time to date.

Alderman Thibault stated I certainly appreciate that from you people.

Chairman Herbert addressed item 6 of the agenda:

ADA Accessibility/School Elevators

Webster School Elevator/ADA Improvements

Engineer Clougherty stated on Webster School you have your financial report in front of you as well as a report from Fred Matuszewski who is present. I would like to ask the committee to take a vote to accept the report as outlined and to accept the project in total. I have forwarded copies of the Certificate of Completion signed by all parties and with that I will let Fred...

Alderman Pinard asked who was the Clerk of the Works on that job.

Engineer Clougherty replied there was no Clerk of the Works.

Alderman Thibault asked are you happy with it, Tim. Are you convinced that it is a done project and it is all set.

Engineer Clougherty replied in the affirmative.

On motion of Alderman Pinard, duly seconded by Alderman Thibault, it was voted to accept the report and accept the completion of the Webster School Elevator/ADA Improvements project.

Parker-Varney Elevator/ADA Improvements --

Mr. Matuszewski stated last month we talked about the possibility of limited construction commencing next week during Easter vacation. We have been meeting with the General Contractor regarding this limited work and have subsequently decided not to pursue that. Work will begin with the end of the school year in June. There will not be any work this upcoming week. We are meeting with the Contractor he has ordered up the elevator and other component parts so we will be well on our way in June.

Chairman Herbert asked so this will be a summer project, which will be done before fall.

Mr. Matuszewski replied in the affirmative.

Alderman Thibault asked is this new money that the Board allocated this week.

Chairman Herbert replied in the negative and stated this is money already done.

Engineer Clougherty stated it was just allocated about 45 days ago because of the problems we were able to get an expedited approval on it.

Chairman Herbert addressed item 7 of the agenda:

Central and West Heat & Ventilation Improvements Phase V --

Engineer Clougherty stated we had what the consultant has referred to as our final project meeting on April 4th. I identified all outstanding punchlist items. There are probably between 10 and 15 items. I am confident that the General Contractor is working with the sub-contractors to complete the project and anticipate 100% completion by next month.

Chairman Herbert addressed item 8 of the agenda:

NORESCO Performance Contract --

Engineer Clougherty stated this is an FYI on the financials.

Chairman Herbert addressed item 8 of the agenda:

Roofing Projects – Weston & Manchester School of Technology --

Engineer Clougherty stated the school re-roofing project...we are continuing to work with Gale Associates to complete the MST project. From my understanding, most recently the manufacturer representative was on site to assist the contractor in making sure that things were done per their recommendations. We are looking forward to leak testing sometime in the near future. We do not have a date at this time but I do anticipate that next week.

Chairman Herbert asked would this be on both schools.

Engineer Clougherty replied this is MST; Weston is 99% there are some thing that were waiting for until the snow had cleared. The snow has since cleared awaiting the contractor and should be done within the next couple of weeks. It is just esthetic issues nothing performance related.

Alderman Pinard stated at MST they were there yesterday on the roof. Kalwall Products was over there 2 or 3 weeks ago to fix the skylight.

Chairman Herbert asked I would appreciate it, Tim, if you could give me an understanding...update us reference to the new money that the Aldermen approved for roofing projects Tuesday night.

Alderman Thibault stated that was a good thing and I commend Alderman Wihby to come up with that project as he did because these were monies already allocated to other projects that we are going to do this because there is a dire need to do it.

Chairman Herbert asked I read to the Aldermen Monday there were 3 projects on my list: McDonough, Parkside and Central High School Industrial Arts building which came to 1.6 million dollars. What is the priority on that work.

Engineer Clougherty replied I already have the design done on all 3 of those roofs and they have been put out to bid. Unfortunately, the bids are a little bit higher than what I would like to see. We are still talking about the roofs from last summer so the quality of that contractor is pretty obvious and that is probably why

the bids were so low. McDonough is awarded we have written that contract for Melanson roofing and they are in the process of getting it executed. We had the money from last year to do McDonough. Parkside and Central High School Industrial Arts they are both a little bit higher than I would have anticipated. Our anticipated contractor for Parkside was in the neighborhood of around \$740,000. We got a bid last year around \$650,000 so I took that put in some contingencies and some escalation factors came up with the \$740,000 number and got a bid this year of \$840,000. So we have some back-peddling to do on that. We are looking at cutting what comes out to about 12%. I am going to set up a meeting with the contractor to do what is referred to as value engineering...identify potential cost savings to reduce that.

Chairman Herbert asked is there any way of combining the 2 contracts with one contractor.

Engineer Clougherty replied unfortunately the procurement code only allows us to negotiate with the lowest responsible bidder and not the lowest 2 because there are 2 separate contractors one was low on Parkside and one was low on the CHS IA building. So we want to do that with both of those contractors. We still have plenty of time for the summer they are on the hook for 60 days from bid or whatever it said in our instructions to the bidders to allow us to execute a contract and they have indicated they are looking forward to doing the jobs. I think we could get all 3 of those roofs at minimum done this year. I have also been in touch with Gale Associates...when I woke up this morning I thought I have to figure out what we are doing with the rest of this money now after I read the paper. I have since been in touch with Gale Associates and have to look at how their contract was written if it will allow us for an extension of their services. Sit down with them to develop a game plan and a timeline for doing the other somewhere between 5 and 8 roofs that we think we could do with the other monies that are identified which are significantly smaller in scope than Parkside or McDonough's situation. They are all around \$100,000 average. I am going to meet with them sometime early next week, get a calendar together, see when we could get them designed and put out to bid and realistically when we could get them re-roofed.

Mr. Chapman asked was the CIP that we expended this year for 1.2 million dollars for re-roofing and did it say Classical PA/IA and...it was all 3 buildings at Central.

Engineer Clougherty replied in the affirmative and stated there is work to be done at Classical, PA, Hallsville, Wilson School, Northwest Elementary, there are a couple of other City buildings that are intermingled in there...a cemetery, a garage, work to a fire station...

Mr. Chapman asked but those have not been laid out at this point.

Engineer Clougherty replied they have not been designed. The problem that we have is our CIP process is in April and by the time April comes around if you are telling me I am going to have another 1.2 million dollars, if I did not have money last year to have those design services done there is no conceivable way that I could get approval for a project on April 15th...by the way these projects are not funded yet so I really cannot commit to anything...so say it is May 1st...if you tell me that I have money on May 1st that I could write a contract for design there is no conceivable way that I could have that project done for the beginning of school in September. So what we have been doing is we have been re-tooling trying to request funding for design services during FY02 for anticipated FY03 projects. The School District has anticipated some of those as well asking for design monies on the engineering side for potential high schools or other projects. So, with that in mind, the projects that I have tried to get designed are the projects that I anticipated getting full funding for this year. Hence, Phase VI of the heating and ventilation project which is going to get funded hopefully within 2 weeks was bid 3 months ago. I took advantage of good bid time going out to bid in February, got our bid prices, been negotiating with the contractor and now finally, the process was delayed a little bit this year but, we will be able to execute that contract pending funding.

Alderman Thibault asked we are talking about Parkside and doing a new roof on the older part of the building...has anyone ever looked at like we just built an addition there last year why could that not have been included in that bond that in fact we do that roof at the same time.

Engineer Clougherty replied I couldn't answer that first hand.

Alderman Thibault stated to me, I see a lot of times that we miss that. We do an addition to a school and we pay "x" amount of billions of dollars for that school and then next year we come back with the old school needs a new roof. Why did we not include that in that bond when we do this building we do both roofs so it is all included in that bond. It would stop a lot of this repetitious...

Mr. Chapman stated it comes down to planning and that is one of the things that Tim is trying to do along with Frank and Kevin now is get some plan put together so that we do not go in. That is one thing to your credit is do not jump on there and fix this roof right now like with Central maybe. If we are going to be ripping out a whole bunch of stuff maybe combine it with a whole project.

Engineer Clougherty stated from what I understand this is only from conversations that I recall there was funding issues with getting another 6 or 8 classrooms.

Alderman Thibault stated you are right but the point is let's say we needed another \$500,000 to do more rooms at the same time we could have bonded that money rather than use cash.

Engineer Clougherty stated this money is getting bonded. That 1.2 million dollars is.

Alderman Thibault stated if you are going to do an addition to a school we should look at the existing roof and say that has to get done too this year or next year so let's do it now as part of the bond that we are borrowing money to do that.

Chairman Herbert addressed item 10 of the agenda:

Asbestos Abatement – McDonough & Green Acres Schools --

Engineer Clougherty stated we are still working on closing out that project. There are a couple of painting issues I am working with the principal to iron out.

Alderman Pinard asked Mr. Norton asked me about asbestos. I called you and Kevin to call me back because the teachers want to start packing some of their stuff for the summer. Could you call Mr. Norton with a timetable so we could tell the teachers.

Engineer Clougherty replied that is another issue that I wanted to bring up under new business.

Chairman Herbert addressed item 11 of the agenda:

CHS/WHS Electrical Improvements --

Engineer Clougherty stated looking to be substantially complete by the end of the month. Our contractor Laflamme Electric will be doing turnover of our new main switchgear at both Practical Arts building and the West High School Mackin building next week during vacation. They are also putting in a lot more of the ceiling grid and tiles next week. We are anticipating substantial completion by the end of the month.

Chairman Herbert asked the Mayor was talking about the acoustical ceilings has that been put in as a result of this or was that totally separate.

Engineer Clougherty replied in the negative and stated that is a result of exactly what Alderman Thibault was talking about...we knew we had to do an electrical upgrade there and we had a couple of items bantered around cash-wise maybe we could throw a couple new ceilings in certain parts of classrooms. I thought it would be most beneficial for us to do ceilings and electrical as one being as you could hide a lot of the electrical with ceilings. Economically once the electrician mounts his stuff then the ceiling guy comes in and it works out better for both of them rather than having a ceiling in and electrician having to work through that tile later on. This project has worked out very well and from some feedback I have gotten from faculty at both schools Central Practical Arts and West High School. People are very happy with it.

Chairman Herbert stated the Mayor loves it.

Chairman Herbert addressed item 12 of the agenda:

McLaughlin Middle School Addition --

Engineer Clougherty stated the middle school addition has broken ground. The contractor continues to work on the cafetorium addition. He has trenches and is ready for footings and foundations for that addition. We have also cleared the northern parking lot area of...what they call "grubbing" removing trees and brush. They are installing fencing for erosion control measures. We have uncovered ledge in portions of the site that we are going to need to be blasting for. They are going through conducting pre-blast surveys now and will be blasting that ledge during vacation next week and also there will be re-routing the road to begin excavation for the foundation and footings for the 16-classroom addition. That is where we stand.

Alderman Pinard asked you mentioned re-routing, are you going to open that gate.

Engineer Clougherty replied the gate would continue to be closed. That will not be used for access.

School Cmte. Leonard asked are you going to let the residents know when you are going to be doing the blasting.

Engineer Clougherty replied 7 of 8 residents, as I was told this morning, have already been notified. The 8th resident has received notices, not in person, but we have left notices at their door and they will be receiving registered mail notifying them of the blasting that will be going on.

Chairman Herbert addressed New Business:

Engineer Clougherty stated there are 2 items under new business. Central High School James building...I have pictures of the curtain walls and the gray sections are what we are replacing. I wanted some concurrence from the committee on recommended color scheme for the new panels.

Alderman Thibault stated well you are a designer...

Engineer Clougherty stated if you want me to make the call I will make that call.

Chairman Herbert stated I thought it should match the building adjacent which is the Classical building and that sandstone with some sort of color scheme that is consistent. That is just my opinion.

Engineer Clougherty stated that is my recommendation also. In conversations with the installing contractor our consultant the adjacent building (Classical building) is a light colored brick, almond/yellow colored brick...those types of colors will tend to fade extremely less than a dark color such as a hunter green over time. Thereby, the appearance will retain better.

Chairman Herbert stated I would go with some sort of consistency.

Engineer Clougherty stated I am looking at that Concord Cream or the Almond depending on which.

Alderman Thibault stated silver would fade even less than either.

Engineer Clougherty stated I recommend going with the lighter colors to match the Classical Building.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Leonard, it was voted to choose a color for the curtain walls on the James Building that is consistent with the color scheme of the Classical Building.

Chairman Herbert addressed item 2 of New Business:

Engineer Clougherty stated Alderman Pinard brought up the issue of Green Acres School and unfortunately I do not have a summary of our bond...that FY02 2.1 million dollar proposed bond. It lists several projects there...Central High School

Phase VI which we are choosing colors for right now at 1.5 million dollars. It also lists some security measures for \$215,000. It also lists engineering for a potential 4th high school. It lists the Green Acres School asbestos abatement and it lists a funding match for a school kindergarten.

Mr. Chapman stated and Southside Middle School expansion.

Engineer Clougherty stated it does not list Southside expansion under the list that I have. I just want to talk about what is listed under that 2.1 million dollars. On paper, those projects are funded. In reality, when you sum the requested dollar amounts for the projects that were identified were short. We come up between \$400,000-\$500,000 short. So something is not going to happen. Kevin and myself met with Ron Chapman and Arthur Adamakos to try to come up with some sort of a solution yesterday and quite frankly, it is a difficult situation. We do not like to see certain projects get done. I think they are all-important projects but in reality there is no way that we can fund all of those projects with 2.1 million dollars.

Chairman Herbert asked how did the kindergarten deal work. The understanding I had was that in fact in reality we would not need that \$250,000 this budget cycle. But we had to get a vote approving the project.

Mr. Chapman replied here is basically the issue that we had and we talked to Tim and we have 1.5 million dollars to do phase VI of Central that is the biggest amount of money you have if you are going to take any money out of anything it has to come out of that to do anything else. You have \$215,000 for a security system that our understanding has already been pretty much committed it pertains to both West and Central so that finished up the project for Mr. Robidas.

Chairman Herbert asked is that the card system.

Mr. Adamakos replied in the negative and stated it is to finish up with the intrusions.

Mr. Thibault stated I got the word this morning that the security people for the City are getting out of here. We are on a 60 or 90 day notice.

Mr. Chapman asked Pelmac.

Mr. Thibault replied I do not know who it is, I just found out today that they are pulling out with a 60 or 90 day notice regarding that they cannot perform the work that they bid on.

Engineer Clougherty stated I did not hear that.

Chairman Herbert stated Ron, it is supposed to be on our 30th agenda anyway.

Mr. Adamakos stated Red Robidas is always proposing a Phase II and a Phase III which are...Phase II there are some camera systems involved and in Phase III there are card readers.

Alderman Thibault stated this is personnel, as I understand it. I just found that out about 1:15 this afternoon.

Mr. Chapman stated I could check with Red tomorrow...it might be the case that if Laflamme Electric does not have all his electrical done then I think you have a problem with Pelmac trying to install the security.

School Cmte. Member Leonard asked how much will it cost to build a storage place by Central's basketball court...a small one enough to put their equipment in. When they start doing the slate roof if the contractor could donate the slate to the "Hot Couch" so the kids could do painting and sell them.

Chairman Herbert replied those could be answered...it is more on the line of a trailer or something because there is a problem with storage at Central it is like a temporary thing.

Mr. Adamakos stated what is happening is a lot of the physical education equipment is being stored in hallways. If you want to escape that phys. ed. area it is kind of hard trying to navigate around it. The thought was to buy one of those trailers and put it on the side of the building to store the equipment in.

Chairman Herbert stated in the gymnasium it would be nice to get it out of the entranceway.

Mr. Adamakos stated "Hot Couch" is that youth group that is on Elm Street which is a place for kids to hang out that is being sponsored by a program that allows kids to hang out there. It is well supervised and they just want all the slate that they are going to take off this City roof I wonder if it could be collected because they could use it to do some projects over there.

Engineer Clougherty stated I would see what I could do.

Mr. Chapman stated basically Green Acres School is about \$385,000 so once you did those 3 basically leaves you \$50,000 to do anything else. We want to make sure that the Aldermen understand why they are doing that because it was pretty

clear that they wanted us to try and get this money out of the 2002 Capital Project Fund. We are saying is we may end up having to leave that lay until the end of the 2002 year to see if there is enough money from other projects hopefully or we could come up with some additional money to fund some of these other things.

Alderman Pinard stated I have been here 3 years now going on 4 and the asbestos problem has been around and Green Acres was one at the beginning and I do not know how you are going to do it but I think Green Acres should take a priority in asbestos.

Mr. Chapman stated what we are going to do...what I suggested to Tim...we are going to bring it back to Building and Sites Committee and say at Building and Sites you are going to have to help us prioritize this, take a vote and go forward to the full Board because we have 2.1 million dollars and I have a lot of people who feel the same way you do.

Alderman Pinard asked how long do you anticipate...the teachers over there want to know when they could pack up their stuff.

Engineer Clougherty replied we delayed a decision on this for a month that still gives the teachers 6 weeks to pack their stuff which I think is more than enough time. My concern is committing to the contractor that he is going to do \$300,000 worth of work in a 7-week timeframe. That is where we are between a rock and a hard place. My personal feelings is that I would love to see Green Acres done. The kindergarten is not really a concern that the Highway Department has but on the engineering side I would also support the full funding of that engineering. If we do not have that engineering money and the School District decides to go with a 4th high school we have nothing to bring to the Board of Mayor and Aldermen next year with any basis. You will not know whether that is going to be a 25 million-dollar project or a 70 million-dollar project without spending some money up front.

Chairman Herbert stated I understand that and we have to sort this out.

Mr. Chapman stated the question really is going to come down...Tim and I did not get into anything heavy because I felt we have to bring it back here and we wanted some time to discuss it with a group of people because we do have people who are very interested in getting Green Acres take care of. The only other issue would be that we could discuss if there are any modifications that we could do on Green Acres and get some things done and still have some money to do other engineering work. Tim and I have not talked about that to do Green Acres in 2 phases. If we said to go in and do the whole thing if the contractor could do it in 7 weeks and still have the kids back in September.

Alderman Pinard asked is there any government funding when it comes down to asbestos.

Mr. Chapman replied there used to be but I do not think so anymore. We will bring that recommendation back to the Building and Sites Committee.

There being no further business to come before the committee, on motion of Alderman Pinard, duly seconded by School Cmte. Member Herbert, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee